###### Decision of the Grafton Development Review Board

Tuesday, March 21, 2023

Michael Terenzetti 3 Lot Subdivision of Parcel 009069.9 at 2900 Rte. 121 East

A request by Michael Terenzetti for the classification as a minor subdivision and for subdivision approval to subdivide his parcel 009069.1, consisting of 13.98 acres, into 3 lots, namely: Lot 1 6.18+/- acres, Lot 2 2.72 +/- acres and Lot 3 5.08 +/ acres, located at 2900 Route 121 East, Grafton, VT.

At its Public Hearing of March 21, 2023, the Grafton Development Review Board made the following Findings of Fact and Decision

Findings of Fact:

1. Notice of the hearing of March 21, 2023, was published in the March 2023, edition of the Grafton News, posted on the bulletin boards and on the property as required on March 3, 2023 and sent to the abutters on that same date.
2. All interested persons were given the opportunity to testify. Those testifying were Bill Kearns, Michael Terenzetti, Surveyor Joseph Dibernardo, Kate and Dave Muelrath Tracy Lake, and Paula Benson.
3. The applicant presented his request for the classification as a minor subdivision and for subdivision approval to subdivide his parcel 009069.1, consisting of 13.98 acres, into 3 lots, namely: Lot 1 6.18+/- acres, Lot 2 2.72 +/- acres and Lot 3 5.08 +/ acres, located at 2900 Route 121 East, Grafton, VT.
4. The pins shown on the Plat have not been placed, but would be placed once the Plat and subdivision as proposed were approved.
5. This subdivision was, by motion of the Board, declared to be a Minor Subdivision.
6. The Plat presented met all the criteria required of a Plat of a minor subdivision.

Decision of the Development Review Board:

The request by Michael Terenzetti for the classification as a minor subdivision and for subdivision approval to subdivide his parcel 009069.1, consisting of 13.98 acres, into 3 lots, namely: Lot 1 6.18+/- acres, Lot 2 2.72 +/- acres and Lot 3 5.08 +/ acres, located at 2900 Route 121 East, Grafton, VT, is approved subject to the following conditions:

1. All pins shall be set as depicted on the Plat before the Plat is recorded.
2. The applicant at its expense shall cause a mylar of the Plat, properly executed by the Chair of the Development Review Board to be filed in the public records of the Town of Grafton within one hundred and eighty (180) days of the date of final plan approval, that is, from the date of this decision, or the approval expires.

Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Christopher R. Wallace, Chair